



Haines Borough Planning Commission Regular Meeting Agenda

COMMISSIONERS:

ROB GOLDBERG, CHAIR
DANIEL GONCE, VICE-CHAIR
ROBERT VENABLES
HEATHER LENDE
ANDY HEDDEN
DON TURNER III
LEE HEINMILLER

Thursday, September 11, 2014 - 6:30 p.m.

Assembly Chambers, 213 Haines Hwy.

1. CALL TO ORDER / PLEDGE TO THE FLAG
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: August 14, 2014
5. PUBLIC COMMENTS [Items not scheduled for public hearing]
6. CHAIRMAN'S REPORT
7. STAFF REPORT
 - A. Planning & Zoning Report
8. PUBLIC HEARINGS:
 - A. Don Simkin – Bed & Breakfast (B&B) Conditional Use Proposal – Action Item: Ms. Aukerman is in the process of selling her property on Mud Bay Road. One of the conditions of the sale is that the offer is contingent on the buyer obtaining a conditional use permit to use the property as a B&B. The potential buyer, Mr. Don Simkin, has requested the Planning Commission approve a conditional use permit allowing the operation of a B&B on the property. **Possible Motion:** Approve Simkin's conditional use proposal.
 - B. John Floreske – Heliport Conditional Use Proposal – Action Item: Property owner Floreske has requested the Planning Commission approval a conditional use permit to allow the installation of three helipads at 10 Mile Haines Highway. **Possible Motion:** Approve Floreske's conditional use proposal.
9. UNFINISHED BUSINESS:
 - A. Replat of Primary School Subdivision – Discussion Item: This is a follow-up item of August 14, 2014's meeting.
 - B. Temporary Residence in HBC 18.60.020(H) – Action Item: This is a follow-up item of August 14, 2014's meeting. A draft ordinance is ready for review. **Possible Motion:** Recommend the Assembly adopt the draft ordinance.
10. NEW BUSINESS:
 - A. Historic District/Building Review: None
 - B. Haines Borough Code Amendments: None
 - C. Project Updates: None
 - D. Other New Business:
 1. Vacation Rentals – Discussion Item: This item is up for discussion at the request of Karen Hess. Recently Hess is changing the use of the existing structure from commercial to residential on her property, which is within the light industrial/commercial zone. She would like to use the structure as vacation rentals. However, per HBC 18.70.040, vacation rentals are prohibited in this area. Hess has requested the Planning Commission consider a code amendment allowing the operation of vacation rentals on her property.
 2. Classification of Borough Lands for Sale – Discussion Item: The Borough Assembly requested the Planning Commission identify some of the Borough lands that may be considered to classify for sale.
11. COMMISSION COMMENTS
12. CORRESPONDENCES
13. SCHEDULE MEETING DATE
 - A. Regular Meeting – Thursday, October 9, 2014 6:30 p.m.
14. ADJOURNMENT